

FEES:

umber of Sites : (1)
 D.R.E.R. ----- \$1,872.00
 D.E.R.M. ----- \$210.00
PRINT \$2,082.00

Agenc ate: 9/16/2016
 Waiver No. D- 23788-2-000
 Received Date: 9/16/2016

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
 AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR WAIVER OF PLAT

Municipality: SOUTH MIAMI Sec.: 25 Twp.: 54 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

- Owner's Name: Roxanne M Scalia Phone: (786)246-6414
 Address: 6925 SW 63 Ct. City: South Miami State: FL Zip Code: 33143
 Owner's Email Address: roxannescalia@yahoo.com
- Surveyor's Name: Vicente Tome Phone: (305)468-9650
 Address: 5881 NW 151 St. Suite 213 City: Miami Lakes State: FL Zip Code: 33014
 Surveyor's Email Address: vtome@floridainternationalsurveyors.com
- Legal Description of Cutout Tract: Lot(s) 7, 8, 9 and 10 Block 6 Cocoplum Terrace, according to the map or plat thereof, as recorded in Plat Book 25, at Page 4, of Public Records of Miami-Dade County, Florida.
- Folio No(s): 09-4025-022-0410 / 09-4025-022-0400 / /
- Legal Description of Parent Tract: Block 6 of Cocoplum Terrace according to the Plat thereof as recorded in Plat Book 25 at page 4, of the Public Records of Miami-Dade County Florida
- Street boundaries: SW 63rd Court, SW 69th Street & SW 70th Street, South Miami, Florida
- Present Zoning: RS-3 Zoning Hearing No.:
- Proposed use of Property:
 Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.),
 Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units

NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.
 I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

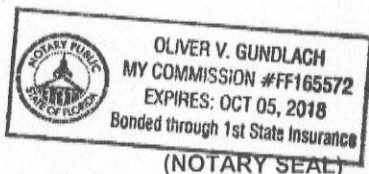
COUNTY OF MIAMI-DADE)

Signature of Owner:

(Print name & Title here): ROXANNE SCALIA

BEFORE ME, personally appeared Roxanne Scalia this 6 day of September A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6th day of September, 2016 A.D.



Signature of Notary Public:

(Print, Type name here): OLIVER V. GUNDLACH
10/6/18
 (Commission Expires)

FF165572
 (Commission Number)

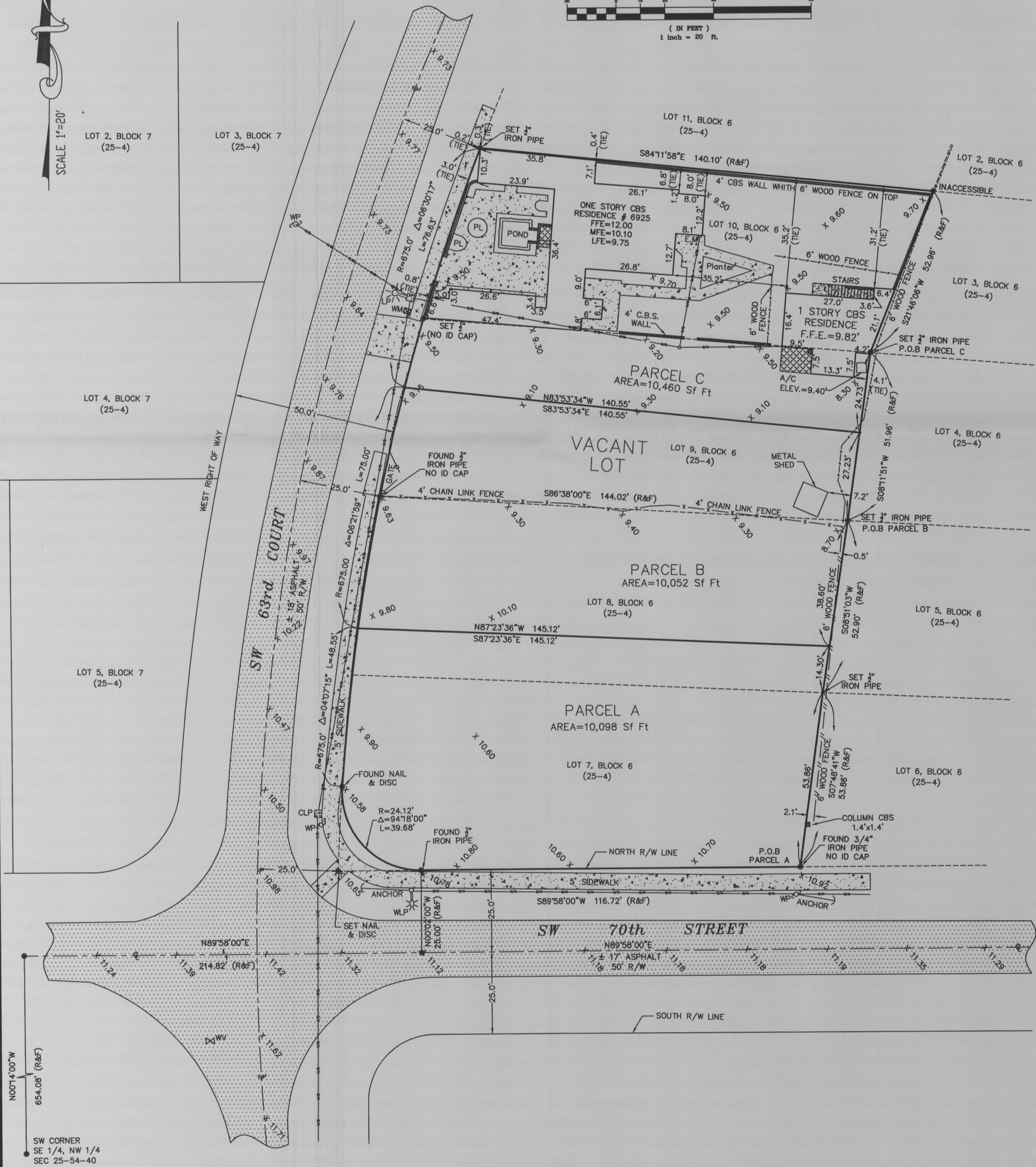
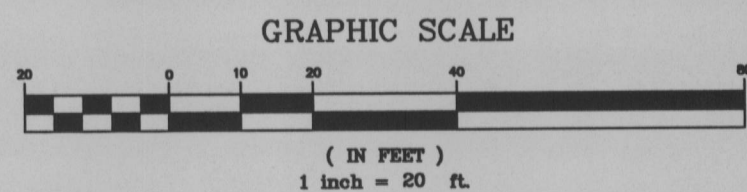
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

WAIVER PLAT D-23788--2--COR
NAME: GUARAPITO LLC
SEC. 25 TWP. 54 R9E. 40 / DIST. 7
ZONING: / SOUTH MIAMI

WAIVER OF PLAT BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

FLORIDA INTERNATIONAL LAND SURVEYORS, INC.

5881 NW. 151th. STREET, SUITE 213
MIAMI LAKES, FLORIDA 33014
PH.(305) 468-9650 FAX: (305) 828-2315



DEVELOPMENT INFORMATION

- Name of Owner: ROXANNE M SCALIA
Name of Owner: GUARAPITO LLC
- Folio #: 09-4025-022-0410
Folio #: 09-4025-022-0400
- Project Address: 6925 SW 63 CT, South Miami, FL 33143-3344
Project Address: 6941 SW 63 CT, South Miami, FL 33143-3344
- Number of Lots: 4
- Zoning=0101 Residential-Single Family
- Proposed use = Single Family Residential: One Unit/Parcel
- Miami-Dade County Flood Criteria = 6.8 (NGVD).
- Number of Building = 2
- The two Proposed house for these Lots will be aproximately 3500 SqFt and will not exceed that square footage (as per letter from Luigi Vitallini from Vitalinorazzini Architects)
- Potable Water: Miami-Dade Water & Sewer Department
- Sanitary Sewer: Miami-Dade Water & Sewer Department

NATIONAL FLOOD INSURANCE DATA:

Community-Panel No.: 120658-0458-L
Flood Zone: X
Base Flood Elevation: N/A
Firm Date : 09/11/09

BENCHMARK

NAME: Locator 4015 NAME: SC-34
ELEVATION: 9.62 (NGVD 1929)
Located at SW 72nd Street & SW 67th Avenue
Miami-Dade County , Florida.

SURVEYOR'S NOTES:

- Legal description was furnished by the client.
- Examination of Abstract of Title will have to be made to determined recorded instruments, if any, affecting the property.
- Legal description subject to any dedication, limitations, restrictions, reservation, or easements of record.
- Bearings, if any, shown hereon are based upon an assumed value of S86°38'00"E for the Southerly line of said Lot 9 in Block 6 of "Cocoplum Terrace" as shown on this Survey.
- Elevations if any, shown hereon are relative to N.G.V.D.
- Underground improvements and utilities, if any, not located.
- Fences ownership by visual means only. Legal ownership not determined.
- Miami-Dade County Flood Criteria = 6.8 (NGVD).
- This survey does not reflect any existing improvement of any kind that maybe hidden and therefore not ascertainable by visual inspection as a result of overgrowth vegetation or fill material in the subject property.
- Not valid unless sealed with an embossed surveyor's seal.

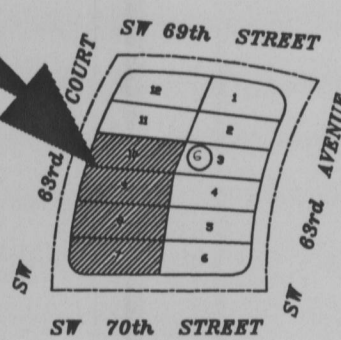
LEGEND

- CBS Concrete Block Structure
(R) Record Measurements
(F) Field Measurements
CL Center line
WP Wood Pole
LP Light Pole
CLP Concrete Light Pole
WLP Wood Light Pole
OH Overhead Line
EM Electric Meter
WM Water Meter
WV Vater Valve
NTS. Not to scale
- X 10.60 Denotes Elevations
- Denotes Concrete
Denotes Asphalt
Denotes CBS WALL

LOCATION SKETCH

SCALE: 1"=300'

SUBJECT
SITE



LEGAL DESCRIPTION:

PARENT TRACT:

Lots 7, 8, 9 and Lot 10 in Block 6 of "COCOPLUM TERRACE", according to the plat thereof as recorded in Plat Book 25, at Page 4 of the Public Records of Miami-Dade County, Florida. Containing 30,610 SqFt.

CUT-OUT PARCEL A:

A portion of Lots 7 and 8 in Block 6 of "COCOPLUM TERRACE", according to the plat thereof as recorded in Plat Book 25, at Page 4 of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Begin at the Southeast Corner of Lot 7 in Block 6; thence run S89°58'00"W along the South Line of Lot 7 in Block 6 for a distance of 116.72 feet to a point of curvature of a circular curve, concave to the Northeast, having for its element a central angle of 94°18'00" and a radius of 24.12 feet; thence run southwesterly, northwesterly and northeasterly along the arc of said curve for an arc distance of 39.68 feet to a point of tangency, said point being on a circular curve, concave to the Southeast, and having for its element a central angle of 4°07'15" and a radius of 675.00 feet; thence run northeasterly along the arc of said curve for an arc distance of 48.55 feet to a point; thence run S87°23'36"E for a distance of 145.12 feet to a point on the easterly line of the aforesaid Lot 8 in Block 6; thence run S08°51'03"W, along the easterly line of said Lot 8 in Block 6 for a distance of 14.30 feet to a point; thence run S07°48'41"W along the easterly line of the aforesaid Lot 7 in Block 6 for a distance of 53.86 feet to the Point of Beginning. Containing 10,098 SqFt.

CUT OUT PARCEL B:

A portion of Lots 8 and 9 in Block 6 of "COCOPLUM TERRACE", according to the plat thereof as recorded in Plat Book 25, at Page 4 of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Begin at the Southeast Corner of Lot 9 in Block 6; thence run S08°51'03"W along the easterly line of the aforesaid Lot 8 in Block 6 for a distance of 38.60 feet to a point, thence run N87°23'36"W, for a distance 145.12 feet to a point on a circular curve, thence run northeasterly along said curve, concave to the southeast, having for its elements a central angle of 06°21'59" and a radius of 675.00 feet; thence run northeasterly along the arc of said curve for an arc distance of 75.00 feet to a point; thence run S83°53'34"E for a distance of 140.55 feet to a point on the easterly line of the aforesaid Lot 9 in Block 6; thence run S08°11'51"W, along the easterly line of said Lot 9 in Block 6, for a distance of 27.23 feet to the Point of Beginning. Containing 10,052 SqFt.

CUT-OUT PARCEL C:

A portion of Lots 9 and 10 in Block 6 of "COCOPLUM TERRACE", according to the plat thereof as recorded in Plat Book 25, at Page 4 of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Begin at the Southeast Corner of Lot 10 in Block 6; thence run S08°11'51"W along the easterly line of the aforesaid Lot 9 in Block 6 for a distance of 24.73 feet to a point, thence run N83°53'34"W, for a distance of 140.55 feet to a point on a circular curve, thence run northeasterly along said curve, concave to the southeast, having for its elements a central angle of 06°30'17" and a radius of 675.00 feet; thence run northeasterly along the arc of said curve for an arc distance of 76.63 feet to a point, said point being the Northwest Corner of said Lot 10 in Block 6; thence run S84°11'58"E along the easterly line of said Lot 10 in Block 6 and for a distance of 140.10 feet to the Northeast Corner of Lot 10 in Block 6; thence run S21°46'06"W along the easterly line of said Lot 10 in Block 6; for a distance of 52.96 feet to the Point of Beginning. Containing 10,460 SqFt.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT: The attached WAIVER OF PLAT of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and that there are no encroachments other than those shown, and meets the intent of the Minimum Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes.

FLORIDA INTERNATIONAL LAND SURVEYORS, INC. (LB#2668)

BY:
VICENTE A. TOME

Reg. Land Surveyor No. 3103
State of Florida.

JOB.No.: 98-16	F.B.No.: ROXANNE SCALIA	DATE: 06-29-2016	Drawn: EG
JOB.No.: 273-15	F.B.No.: ROXANNE SCALIA	DATE: 10-29-2015	Drawn: EG

Sheet 1 of 1 Sheets